

# COUNTY OF SAN DIEGO TRACT NO. 5437 RPL 1

## HONEY HILL RANCH ROAD TENTATIVE MAP

ER 05-14-025

### PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 404-032-73

TAX RATE AREA: 51012

REGIONAL PLAN DESIGNATION: CT, COUNTRY TOWN

COMMUNITY PLAN AREA: ALPINE

GENERAL PLAN DESIGNATION: NO. 3, RESIDENTIAL

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: (SEE BOX - NO CHANGE)

WATER: PADRE DAM MUNICIPAL WATER DISTRICT

SEWER: ALPINE SANITATION DISTRICT

FIRE DISTRICT: ALPINE FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: ALPINE UNION SCHOOL DISTRICT (K-8), GROSSMONT UNION HIGH SCHOOL DISTRICT (9-12)

STREET LIGHTING: COUNTY OF SAN DIEGO

ACCESS: SUNCREST VISTA LANE, COUNTY MAINTAINED ROAD

SITE ADDRESS: 3087 HONEY HILL RANCH ROAD, ALPINE, CA

ASSOCIATED PERMITS: NONE

GRADING: CUT 8,250 C.Y.

FILL 8,250 C.Y.

EXPORT 0 C.Y.

TOPOGRAPHY: PROVIDED SAN-LO AERIAL SURVEYS, DATED 12-21-04.

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL/UNIT ALLOWED BY THIS SUBDIVISION.

ZONING DATA		EXIST.	PROP.
USE REGULATIONS	RR2	J	J
NEIGHBORHOOD RESS.	J	J	J
DENSITY	2	2	2
LOT SIZE	0.5 AC	0.5 AC	0.5 AC
MIN. FLOOR AREA	0	0	0
FLOOR AREA RATIO	0	0	0
HEIGHT	0	0	0
LOT COVERAGE	0	0	0
SET BACK	0	0	0
OPEN SPACE	0	0	0
SPECIAL AREA RESS.			

### GENERAL NOTES

- ALL AREAS NOTED ARE GROSS AND NET, UNLESS OTHERWISE NOTED.
- THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE LOCATION OF STREET LIGHTS.
- THE DEVELOPER SHALL PAY PARK FEES IN LIEU OF PARK LAND DEDICATION.
- NO SPECIAL ASSESSMENTS WILL BE MADE OR REQUESTED.
- PROJECT DATA: 4.20 ACRES GROSS, 3.88 ACRES NET.
- MINIMUM LOT SIZE = 0.500 ACRES.
- TOTAL LOTS / DU'S = 7.

### UTILITY NOTES

- WATER SYSTEM TO BE INSTALLED PER PADRE DAM MUNICIPAL WATER DISTRICT STANDARDS.
- SEWER SYSTEM TO BE INSTALLED PER ALPINE SANITATION DISTRICT STANDARDS.
- PROPOSED DRY UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO COUNTY STANDARDS.

### OWNER / SUBDMIDER / APPLICANT

MICHAEL J. TOBY  
JOYCE TOBY  
3087 HONEY HILL RANCH ROAD  
ALPINE, CA 91901  
PHONE: 619/368-9608

*Michael J. Toby* *Joyce Toby*  
MICHAEL J. TOBY JOYCE TOBY

### LEGAL DESCRIPTION

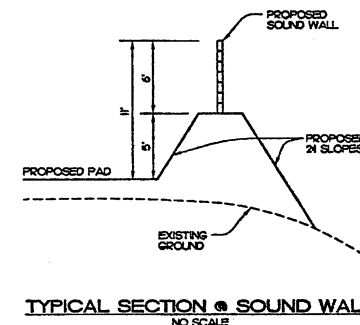
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

### EASEMENT DATA

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 20, 1928 AS BOOK 1581, PAGE 5 OF DEEDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 24, 1951 IN BOOK 4071, PAGE 63 OF OFFICIAL RECORDS.

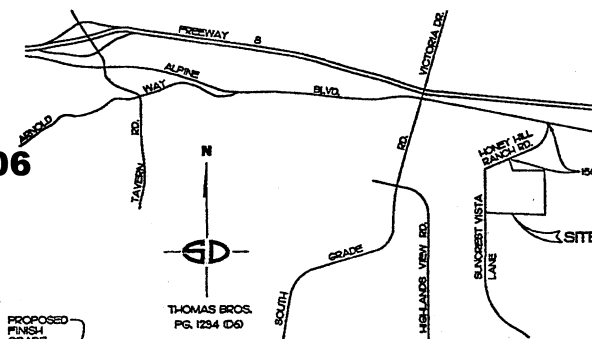
### WAIVERS REQUESTED

81.402 (a)(1) - REQUEST A WAIVER OF DEDICATION TO COUNTY OF SAN DIEGO FOR PUBLIC ROAD PURPOSES THE ON-SITE ACCESS ROAD, THE PROPOSED PRIVATE ACCESS ROAD IS MINIMUM OF 40 FEET WIDE AND WILL SERVE NO MORE THAN 7 LOTS, WHICH EQUATES TO 70 ADT. THIS IS LESS THAN THE 100 ADT WHICH IS REFERENCED IN SECTION 81.402 (a)(2) AS BEING ACCEPTABLE FOR A 40 FOOT MINIMUM PRIVATE ROAD.



SDC DPLU RCVD 5-25-06

TM5437



### ENGINEER OF WORK

ENGINEER OF WORK  
**Snipes-Dye Associates**  
civil engineers and land surveyors  
8348 CENTER DRIVE, STE. 1 LA MESA, CA 91942  
TELEPHONE (619) 797-9234/FAX (619) 460-2033  
MILLAN A. SHIPER, P.E. 50477  
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HONEY HILL RANCH ROAD

8348 CENTER DRIVE, SUITE 6, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

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TENTATIVE MAP